



**City of Seattle**

**Department of Planning and Development**

**D. M. Sugimura, Director**

**CITY OF SEATTLE**

**DETERMINATION OF NON-SIGNIFICANCE BY**

**THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Project Number:** 3011793

**Applicant Name:** Michael Whalen for Seattle Tennis Club

**Address of Proposal:** 922 McGilvra BLVD E

**SUMMARY OF PROPOSAL**

Land Use Application to allow a 4,838 square foot pro shop addition to an existing private club (Seattle Tennis Club) in an environmentally critical area. Project includes demolition of the existing pro shop (1,964 square feet) and ADA improvements. Existing club house to remain. No change in parking proposed.

The following approval is required:

SEPA Environmental Threshold Determination (SMC Chapter 25.05)

**SEPA DETERMINATION:** [X ] Determination of Non-Significance (DNS)

**BACKGROUND**

Site Location: The site is located at the southeast corner of E Prospect Street and McGilvra BLVD E. adjacent to Lake Washington.

Zoning: Single Family 9600

Shoreline Environment: Urban Residential and Conservancy Recreation. The proposal is not located within 200 feet of the shoreline.

Environmental Critical Areas: The property is mapped; steep slope, potential slide area, known slide area, wetlands and shoreline habitat buffer. All work will be located outside of the environmentally critical areas except for a portion of mapped steep slope. DPD waived the ECA steep slope variance requirement based on information that the steep slopes impacted by this project appear to have been created by previous grading activities.

Parcel Size: 351,093 square feet

Existing Use: Private Club (existing nonconforming use)

Public Comment: The public comment period began November 29, 2010 and ended on December 12, 2010. No comments were received.

### **SEPA**

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05)

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated November 19, 2010 and supplemental information provided on May 3, 2011. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant, reviewed the project plans, and any additional information in the file. As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

### **DETERMINATION OF NONSIGNIFICANCE**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy

the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW [43.21C.030](#) (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- ☐ There is no comment period for this DNS.
- ☒ This DNS is issued after using the optional DNS process in WAC [197-11-355](#) and early review DNS process in SMC 25.05.355. There is no further comment period on the DNS.
- ☐ This DNS is issued under WAC [197-11-340](#)(2); the lead agency will not act on this proposal for 14 days after the date of issuance of a DNS.

## **CONDITIONS**

None Required.

Signature (Signature on File)  
Stephanie Haines, Senior Land Use Planner  
Department of Planning and Development  
Land Use Services

Date May 19, 2011